

Application ref: 2020/5493/P  
Contact: Tony Young  
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Date: 29 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Edward Tunstall  
Flat 1st Floor  
33 Regent's Park Road  
London  
NW1 7TL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**33 Regent's Park Road  
London  
NW1 7TL**

Proposal:

Replacement of fibre glass canopy on rear south facing elevation at 1st floor level with natural zinc like-for-like canopy, including addition of York stone steps and paving stones, free-standing bin store and planters at front of property.

Drawing Nos: Site location & block plans; Unnumbered drawings - existing and proposed rear (south) & flank (west) elevations; existing front (north) elevations & sections; existing front garden plan; proposed front (north) elevation and garden plan; proposed bin store section; Cover letter (with landscaping & SUDS details) dated 10/02/2021; Veranda information pack (Zinc and Copper Canopy Co Ltd - ZAC); York stone sample (photograph) from Rand and Asquith; Chelsea trough planter specification; Details of bin store (with sedum/green roof specification) dated 23/03/2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location & block plans; Unnumbered drawings - existing and proposed rear (south) & flank (west) elevations; existing front (north) elevations & sections; existing front garden plan; proposed front (north) elevation and garden plan; proposed bin store section; Cover letter (with landscaping & SUDS details) dated 10/02/2021; Veranda information pack (Zinc and Copper Canopy Co Ltd - ZAC); York stone sample (photograph) from Rand and Asquith; Chelsea trough planter specification; Details of bin store (with sedum/green roof specification) dated 23/03/2021.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting planning permission:

The natural zinc roof canopy is proposed to replace an existing degraded and non-original fibre glass canopy on the rear south facing elevation at 1st floor level. The like-for-like design of the roof canopy and retention of the original wrought iron supports would ensure that the proposal would match the existing canopy as closely as possible in terms of its overall form and appearance. The use of a more traditional material for this type of roof is considered to be an improvement and is acceptable.

The replacement of a small area of hard and soft landscaping at the front of the property with York stone front steps and paving stones, including the introduction of a freestanding timber bin store with sedum/green roof and planters, are considered to be appropriate alterations in terms of their material, size, texture and colour. The permeable nature of the material would allow rainwater to soak into the ground rather than pooling on the surface as with the existing asphalt material. Any additional water would follow existing run-off routes into the side garden area and discharge naturally into the ground. This would provide an improved sustainable drainage solution (SUDS) and help to mitigate the risk of any potential flooding by ensuring that an acceptable level of rainwater attenuation and drainage management would be present at the property.

Overall, the proposals are considered to be acceptable in terms of their design,

size, location, colour and materials used, and would involve sympathetic and appropriate alterations which would enhance the character and appearance of the host building, streetscene, and wider Primrose Hill Conservation Area, and are acceptable.

There are no amenity concerns given the type and minor nature of the proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Responses from the Primrose Hill Conservation Area Advisory Committee are recorded in the Consultation Summary sheet associated with this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, CC3, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444).

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours

Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer